



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c1f1afdd7228c7ef69ba

Receipt Date : 26-Jun-2021 08:41:35 am

Receipt Amount : 100010/-

Amount In Words : One Lakh Ten Rupees Only

Token Number : 20210000054846

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : RENU KUMARI SAW ( Vendee )

GRN Number : 2106123517



आमन प्रमाण 21 के प्रतीक और उपस्थिति -- For Office Use --

कायदाकारी 100/- का अर 146 के अर्थ

को धारण 2 ओर होकर 2021 के अर्थ

की अनुसूची 1 का अर्थ 2021 के अर्थ

एकलक नाम चालाक का है। अथवा निकल

पहली 2 दिग्गज के का न्याय - फाल् अर्थ

की है।

26/6/2021

28.06.2021

26.06.2021

With Kumar Sharma  
Vishal Kumar  
Pranav Gopal  
Abhinav Kumar  
Ranjana Agarwal  
Bimod Kumar Goyal

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट का अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Agar sale N. 2500000/2 Shambad  
 10000/0/

14  
 2  
 26/6

16  
 2  
 26/6

FEE PAID OF RS. 7654. VIDE

GRN 2106123561

26.06.21

अचल अधिकारी पतवा से प्राप्त सूची  
 अनुसार दस्तावेज में बर्णित मौजा काला कुशमा  
 नम्बर 12 के नया खाता नं. वीत डी सडासी  
 निबिद्ध खाते से बाहर है / सूची बंद नहीं है।  
 26.06.21

विशेष नोटिस का मुकदमा दर्ज  
 के अनुसार निर्वाचित मुकदमा मुकदमा नं. 26/06/21

75000  
 75000  
 3-  
 1-  
 75000



Amit Kumar Sharma  
 Vikash Kumar Gupta  
 Pramod Goyal  
 Manish Kumar  
 Ranika Agarwal  
 Bhod. Kumar Goyal  
 26.06.2021

THIS DEED OF ABSOLUTE SALE is made on this the 26th day June Two  
 Thousand Twenty One, By and between 1. **SRI AMIT KUMAR SHARMA** Son of Late Shyam  
 Sunder Sharma, by faith Hindu, by caste Vaishya, by occupation Business, Resident of Kirkend Bazar,  
 P.S. Putki, Dist. Dhanbad, 2. **SRI VIKASH KUMAR GUPTA** Son of Late Lakhan Lal Gupta, by faith  
 Hindu, by caste Vaishya, by occupation Business, Resident of Kirkend Bazar, P.S. Putki, Dist.  
 Dhanbad, 3. **SRI PRAMOD GOYAL** Son of Sri Sitaram Goyal, by faith Hindu, by caste Vaishya, by  
 occupation Business, Resident of Matkuria, P.S. Bank More, Dist. Dhanbad, 4. **SRI MANISH KUMAR  
 GUPTA** Son of Late kailash Prasad Gupta, by faith Hindu, by caste Vaishya, by occupation Business,  
 Resident of Kirkend Bazar, P.S. Putki, Dist. Dhanbad 5. **SMT. RANIKA AGARWAL** Wife of Sri

26/6/2021 को 10:30 बजे वायव्य उपमहानगर में जिला अवर निदेशक  
को कार्यालय धनबाद में तहसील कार्यालय, दावदार भा अवर निदेशक

द्वारा प्रमाणिकृत प्रस्तावनामा संख्या 200/21 अ

अध्यक्षकारियों या दावदारों में से एक

पिता/पति का नाम श्रीमान श्री प्रकाश

पता श्रीमान श्री प्रकाश

पेशा अध्यापक

व्यक्ति का हस्ताक्षर

26/6/2021

28.6.2021

8.7.21



Amit Kumar Harma

26/6/2021  
28.06.2021







Amit Kumar Sharma

Vinod Kumar Gupta

Pramesh Goyal

Anand Kr Gupta

Ranika Agarwal

Binod. Kumar. Goyal

26.06.2021

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Mukesh Kumar Agarwal, by faith Hindu, by caste Vaishya, by occupation Business, Resident of Uma Apartment, Flat No. 1, 1<sup>st</sup> floor, 87, Bhairav Dutta Lane, Howrah – 711106. West Bengal. **6. SR BINOD GOYAL** Son of Sri Sitaram Goyal, by faith Hindu, by caste Vaishya, by occupation Business, Resident of Near Ambika Motor Katras Road, Matkuria, P.S. Bank More, Dist. Dhanbad, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART

AND IN FAVOUR OF

**SMT. RENU KUMARI SAW** Wife of **Sri Amar Kumar Saw**, by Faith Hindu, by caste Sundi, by occupation Housewife, resident of Flat No. 504, Shivam Apartment, Block B, Mandal Para, P.S. Saraidhela, Dist. Dhanbad (Jharkhand), hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, representatives and assigns) of the OTHER PART

WHEREAS, the Survey Settlement Plot No. 1206, appertaining to Khata No.122, of Mouza kalakushma, Mouza No.12, under P.S. Saraidhela Chowki sadar Sub-Registry office and Dist. Dhanbad, was originally recorded in the name of Shyam Mandal, Bhim Mandal, Banshi Mandal and Govind Mandal Sons of Late Sarthak Mandal, in the Cadastral survey settlement records of right; And

WHEREAS, the said Shyam Mandal, Bhima Mandal, Banshi Mandal and Govind Mandal since the date of survey had been in peaceful possession over the said land by cultivating the same and by paying rent to the serista of the Land Lord the state of Bihar under Thoka Nos. 74, 83 and 45; And



Amit Kumar Sharma  
V. M. M. M. M.  
Pranod. Goyal.

Binod Kumar Goyal

Ranika Agarwal

Binod. Kumar. Goyal  
26.06.2024



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WHEREAS, the Sri Nimai Chandra Mandal Son of Late Bhola Nath Mandal and 22 other co-sharer inherited the below mentioned schedule land as legal heirs and successors of the aforesaid recorded tenant Shyam Mandal, Bhim Mandal, Banshi Mandal and Govind Mandal, and became the joint owners of the schedule land and are in peaceful possession over the said land by exercising divers acts of inheritance and possession; And

WHEREAS, while in possession the said Sri Nimai Chandra Mandal Son of Late Bhola Nath Mandal, and 22 other co-sharer (Represented through their constituted attorney Sri Ashok Kumar Mandal) sold their entire right, title, interest and possession to in and over 10 kathas or to say 16.5 Decimals of land, from their aforesaid plot, to Sri Amit Kumar Sharma, Sri Vikah Kumar Gupta, Sri Pramod Goyal, Sri Manish Kumar, Gupta, Sri Sunil Kumar Agarwal and Smt. Ranika Agarwal jointly, by virtue of a registered deed of sale No. 8843 dated 17.12.2012, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 285, pages 157 to 184 for the year 2012, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the said Sri Amit Kumar Sharma, Sri Vikah Kumar Gupta, Sri Pramod Goyal, Sri Manish Kumar, Gupta, Sri Sunil Kumar Agarwal and Smt. Ranika Agarwal are in peaceful and uninterrupted possession over the said land got their names mutated vide order passed in Mutation Case No. 2333(II) 2012-13 and paying rent for the same under Thoka No. 5487 (and also entered in volume No. 1, page No. 2532 at register II of Dhanbad Circle office); And

WHEREAS, while in possession Sri Sunil Kumar Agarwal sold his share of land which comes to 2.75 Decimals of land out of the aforesaid land to Sri Binod Goyal, by virtue of a Registered Deed of Sale No. 3767 dated 05.06.2014, Registered at Dhanbad Sub-Registry office for valuable consideration therein mentioned; And



Amit Kumar Sharma

Vivek Kumar Gupta

Premod Goyal

Manish Kumar Gupta

Witnes

Ranjita Agarwal

Binod Kumar Goyal

26.06.2021

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WHEREAS, ever since the date of purchase the said Sri Binod Goyal, has been in peaceful and uninterrupted possession over the said land got their names mutated vide order passed in Mutation Case No. 1632(II) 2016-17 and paying rent for the same under Thoka No. 6421 (and also entered in volume No. 1, page No. 2981 at register II of Dhanbad Circle office); And

WHEREAS the Vendor hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over a portion of land measuring an area 5 kathas or to say 8.25 Decimals, (2.75 Decimals of land from the share of vendor No.6 and rest 5.5 Decimals from the share of vendor No. 1 to 5) morefully described in the Schedule hereto for a total Consideration of Rs.25,00,000/- (Rupees Twenty Five Lac) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.25,00,000/- (Rupees Twenty Five Lac) only, which is the highest consideration thereof.

**NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -**

1. That in consideration of the total sum of Rs.25,00,000/- (Rupees Twenty Five Lac) only, paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights





Amit Kumar Sharma  
Vikash Kumar Gupta  
Pranmol Royyal.

Mansid Kumar Gupta

Ranika Agarwal.

Bimool Kumar Goyal

26-06-2021



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belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.

2. That, the Vendor do hereby covenant with the Purchaser that the Vendor are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.
3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs. 10/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require



Amit Kumar Sharma  
Vikar Kumar Singh  
Pranod, Goyal.

Ganesh Kumar  
Ranika Agarwal.  
Binod, Kumar, Goyal  
26.06.2021

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the Vendors to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.

5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not come under the reserve classes of C.N.T Act.

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

#### SCHEDULE

All that piece and parcel of Raiyati Land situate at Mouza Kolakushma (Mouza No. 12), under P.S. Saraidhela, Chowki Sadar Sub-Registry office and District Dhanbad, Jharkhand.

Mouza Kalakushma (Mouza No. 12),  
Appertaining to C. S. Khata no. 122 (R.S. Khata No. 388),  
C. S. Part of Plot no. 1206 (R.S. Plot no. 1732), out of which measuring an area 5 Kathas (Five Kathas) or to say 8.25 Decimals (Eight Point Two Five Decimals) of land, is hereby sold by this sale deed, as delineated in Colour Red in the map annexed hereto being butted and bounded as under:-



Abhi Kaur Sharma  
Vikas Kaur Gupta  
Premod. Goyal.  
Manish Kumar Gupta  
Ranika Agarwal.  
Binod. Kumar. Goyal  
26.06.2021

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North: 4 feet wide drain  
South: Land of Asha Ray and Dewanti Devi.  
East: 20 feet wide Road.  
West: 16 feet wide Road.

#### Memo of Consideration

Rs.25,00,000/- (Rupees Twenty Five Lac) only paid by the purchaser to the vendor by :-

Cheque No.	Date	Amount	Bank
245104	19.02.21	Rs.2,00,000/-	SBI
245107	19.02.21	Rs.2,00,000/-	SBI
245106	20.02.21	Rs.2,00,000/-	SBI
245105	01.03.21	Rs.2,00,000/-	SBI
245109	20.03.21	Rs.4,00,000/-	SBI
245112	22.03.21	Rs.3,00,000/-	SBI
245111	24.03.21	Rs.3,00,000/-	SBI
245110	24.03.21	Rs.3,00,000/-	SBI
003234	19.02.21	Rs.2,00,000/-	Dena Bank
003236	01.03.21	Rs.2,00,000/-	Dena Bank

#### WITNESSES:-

1. Ashok Kumar Mandla  
S/O-Late Khageshwar Nath Mandla  
PO - Bhitija, P.S. Barwadda,  
Dist. Dhule.
2. Amar Kr. Saw.  
S/O Late Rajkishor Saw.  
Saraidhela Dhule.  
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Anil Kumar Singh  
Vishal Singh  
Prasad. Goyal.  
Manish Singh  
Ravika Agarwal.  
Binod. Kumar  
26.06.2021

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Signature, photo & fingerprint of the purchaser :-



Renu Kumari Saw  
26.06.2021



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

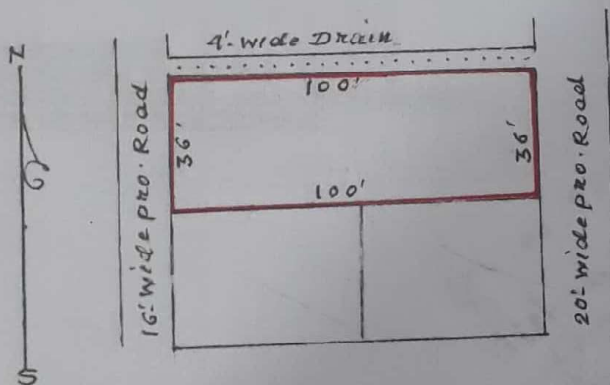
Jitendra Choudhary  
No. 02/990.

SELLER: 1. Sri Amit Kumar Sharma s/o Late Shyam Sundar Sharma of Kirkend Bazar, P.S. Putki, Dist. Dhanbad 2. Sri Vikash Kumar Gupta s/o Late Lakhmal Gupta of Kirkend Bazar, P.S. Putki, Dist. Dhanbad 3. Sri Pramod Goyal s/o Sri Sitaram Goyal of Matkuria, P.S. Bank More, Dist. Dhanbad 4. Sri Manish Kumar Gupta s/o Late Kailash Prasad Gupta, of Kirkend Bazar, P.S. Putki, Dist. Dhanbad. 5. Smt. Ranika Agarwal w/o Sri Mukesh Kumar Agarwal of Uma Apartment Flat No. 1, 1st Floor 87, Bhairab Dutta Lane Hawrah, 711106 West Bengal 6. Sri Binod Goyal s/o Sri Sitaram Goyal of Near Ambika Motor, Kafras Road, Matkuria, P.S. Bank More, Dist. Dhanbad

Purchaser: Renu Kumari Saw w/o Sri Amer Kumar Saw of Shiwam Apartment Flat No. 504, Block No. 3, Mandal Para, Saraidhela, Dhanbad.

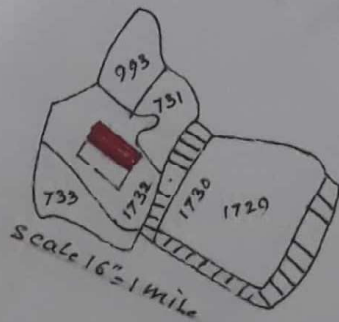
Schedule of Land: Mouza-Kolakusma No-12, P.S. Dhanbad, New Khata No 388, Old Khata No-122, New Plot No 1732, Old Plot No-1206 (P) Area- 5 Kathas,

As shown in Red Colour:



Boundary:

North: 4' wide Drain  
 South: Asha Ray & Dewanti Devi  
 East: 20' wide Pro. Road  
 West: 16' wide Pro. Road



Amit Kumar Sharma  
 Vikash Kumar Gupta  
 Pramod Goyal  
 Manish Kumar Gupta  
 Ranika Agarwal.

Binod Kumar Goyal

26.06.2021

Traced by:-  
 Anseri